



69 Cunliffe Close, Oxford

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& PARKER**

BNP PARIBAS GROUP

69 Cunliffe Close, Oxford, OX2 7BJ

An attractive house with accommodation over three floors in this private location close to a wide range of excellent schools and all the amenities of Summertown.

Summertown shops and amenities 0.3 miles, Oxford city centre 1.2 miles, Oxford mainline station 1.8 miles (approximately 45 minutes to London Paddington), M40 (Jct 8a) 8.9 miles, Heathrow Airport 45 miles

Reception hall | Cloakroom | Family kitchen/dining room | Study | Drawing room | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom | Garden | Off-street parking
EPC Rating TBC

The property

69 Cunliffe Close is a comfortable terraced house that features almost 2,000 sq. ft of attractive accommodation with clean, neutral décor across three levels.

The main ground floor living and entertaining space is the kitchen, sitting area and dining area to the rear, which has skylights overhead and French doors opening onto the west-facing garden. The kitchen provides plenty of storage in fitted units to base and wall level, as well as a central island and a range cooker, while there is also space for a large family dining table and a seating area looking out across the gardens. At the front there is a good sized study and a useful cloakroom.

The first floor has a well-proportioned drawing room at the front. The principal bedroom is also on the first floor, with its en suite shower

room. Further up on the second floor there are three additional bedrooms, as well as the family bathroom with its over-bath shower.

Outside

At the front of the property there is a small, low-maintenance garden and a driveway with space for one vehicle. Further parking is available in bays across the street, via a resident permit scheme. The rear garden has a paved terrace for al fresco dining, fence borders and an area of lawn, as well as a timber-framed storage shed.

Location

Quiet and conveniently situated, Cunliffe Close is one of the most sought-after side roads within the North Oxford Victorian Conservation Area, running east from the Banbury Road. This extremely desirable part of the city is flanked by Port Meadow to the west and the University Parks to the east.

The house is within the catchment area for the Cherwell School and highly regarded primary schools, as well as being within easy reach of the Dragon School, the senior and junior departments of Oxford High (GDST), Summerfields, St Edwards, D'Overbroeck's and Wychwood. Magdalen College School is a short bus ride away, in Oxford city centre.

Nearby Summertown boasts a fine array of shops, including a Marks & Spencers, restaurants and cafes. The amenities of North Parade and Walton Street, including the cinema and some delightful pubs, are only a short walk away, as is the picturesque Oxford Canal.

There are regular buses on the Banbury Road giving direct access to the city centre and Summertown. Oxford Parkway station has direct trains to Bicester and London Marylebone. The main Oxford rail station offers direct services to London Paddington. The Oxford ring road connects to the A34 and M40.





Floorplans
House internal area 1909 sq ft (177 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

(OX2 7BJ) With Strutt & Parker's Oxford office on the right, head south on the Banbury Road towards the city centre. Turn left onto Cunliffe Close and you will find the property on the left towards the end of the cul-de-sac.

General

Local Authority: Oxford City Council

Services: Mains gas, electricity, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,350,000

Oxford

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